

043.0

Map

0004

Block

0016.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 875,100 /

USE VALUE: 875,100 /

ASSESSed: 875,100 /

Total Card /

Total Parcel

875,100

875,100

875,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		FRANKLIN ST, ARLINGTON

OWNERSHIP

Owner 1:	Owner 2:	Owner 3:
KIERNAN BRENDAN	KIERNAN CHRISTY	
Street 1:	Street 2:	
85 FRANKLIN ST		
Twn/City:	St/Prov:	Postal:
ARLINGTON	MA	02474

PREVIOUS OWNER

Owner 1:	Owner 2:	Street 1:	Twn/City:	St/Prov:	Postal:
KIERNAN SHEILA A -	KIERNAN BRENDAN/CHRISTY -	85 FRANKLIN ST	ARLINGTON	MA	02474

NARRATIVE DESCRIPTION

This parcel contains 8,320 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Wood Shingle Exterior and 2035 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8320		Sq. Ft.	Site		0	80.	0.80	1									535,682						535,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8320.000	339,400		535,700	875,100
Total Card	0.191	339,400		535,700	875,100
Total Parcel	0.191	339,400		535,700	875,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	430.02	/Parcel:	430.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	339,400	0	8,320.	535,700	875,100	875,100	Year End Roll	12/18/2019
2019	101	FV	256,800	0	8,320.	569,200	826,000	826,000	Year End Roll	1/3/2019
2018	101	FV	256,800	0	8,320.	415,200	672,000	672,000	Year End Roll	12/20/2017
2017	101	FV	256,800	0	8,320.	361,600	618,400	618,400	Year End Roll	1/3/2017
2016	101	FV	256,800	0	8,320.	308,000	564,800	564,800	Year End	1/4/2016
2015	101	FV	246,700	0	8,320.	301,300	548,000	548,000	Year End Roll	12/11/2014
2014	101	FV	246,700	0	8,320.	247,800	494,500	494,500	Year End Roll	12/16/2013
2013	101	FV	246,700	0	8,320.	235,700	482,400	482,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIERNAN SHEILA	69242-472		5/5/2017	Convenience		1	No	No	
KIERNAN JAMES P	49965-497		8/20/2007	Family		1	No	No	
	12781-451		1/1/1901	Family			No	No	N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/15/2015	1935	Alterati	3,000					
10/8/2015	1523	Siding	30,366					
5/6/2013	648	Manual	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
4/16/2009	Meas/Inspect	372	PATRIOT
3/1/2000	Mailer Sent		
3/1/2000	Entry Denied	268	PATRIOT
8/18/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

